

**TLOA 2015-0002**

**TLZO Sec. 7.10.11.A.2**  
**Urban Boulevards**

**July 16, 2015**  
**Planning Commission**  
**Public Hearing**

## Background

On June 9, 2015 Town Council adopted Resolution No. 2015-065 initiating a Zoning Ordinance Amendment of TLZO Section 7.10.11.A.2.a. Urban Boulevards that would remove the extension of Davis Avenue from the list of streets required to be constructed as an Urban Boulevard. This amendment coincides with the Town Plan Amendment TLTA-2014-0001 amending the planned land use to residential and amending the street classification of Davis Avenue to a “through collector” road which would permit a two lane road in a 70-foot right-of-way.

On June 4, 2015 the Planning Commission forwarded TLTA-2014-0001 to Town Council with a recommendation of denial based on the findings presented in the June 4, 2015 staff report.

# Proposal

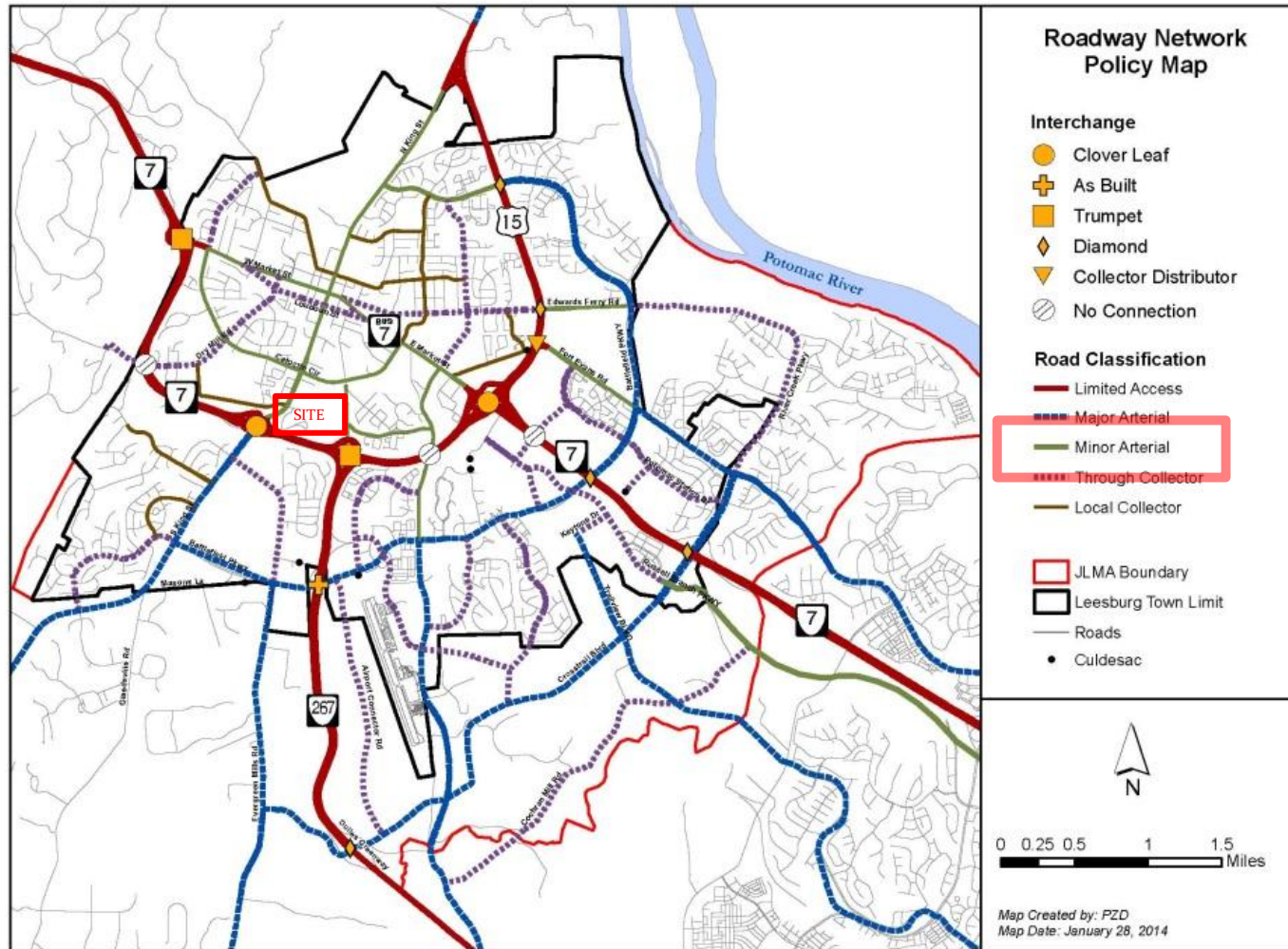
TLZO Sec. 7.10.11.A.2.a is proposed to be revised by striking Davis Avenue:

a. **Urban Boulevards.** This designation includes ~~the extension of Davis Avenue~~, E. Market Street and Catoctin Circle. The cross section for E. Market Street within the CD District extends only from the southern curb line to the outside edge of the sidewalk. The location of the curb line and edge of sidewalk shall be measured from the center line, as specified in Sec. 7.10.4.C.1 Required Build-to Line and Parking Setback. See the illustration below. As an option, the Urban Boulevard may include a median in place of the turn lane subject to special conditions, including sufficient demonstration of adequate ingress and egress and compliance with Town and VDOT traffic engineering standards.

The effect of the text amendment would permit the reclassification of Davis Avenue as a “through collector” (a minimum two lane road with a 70- foot right-of-way).

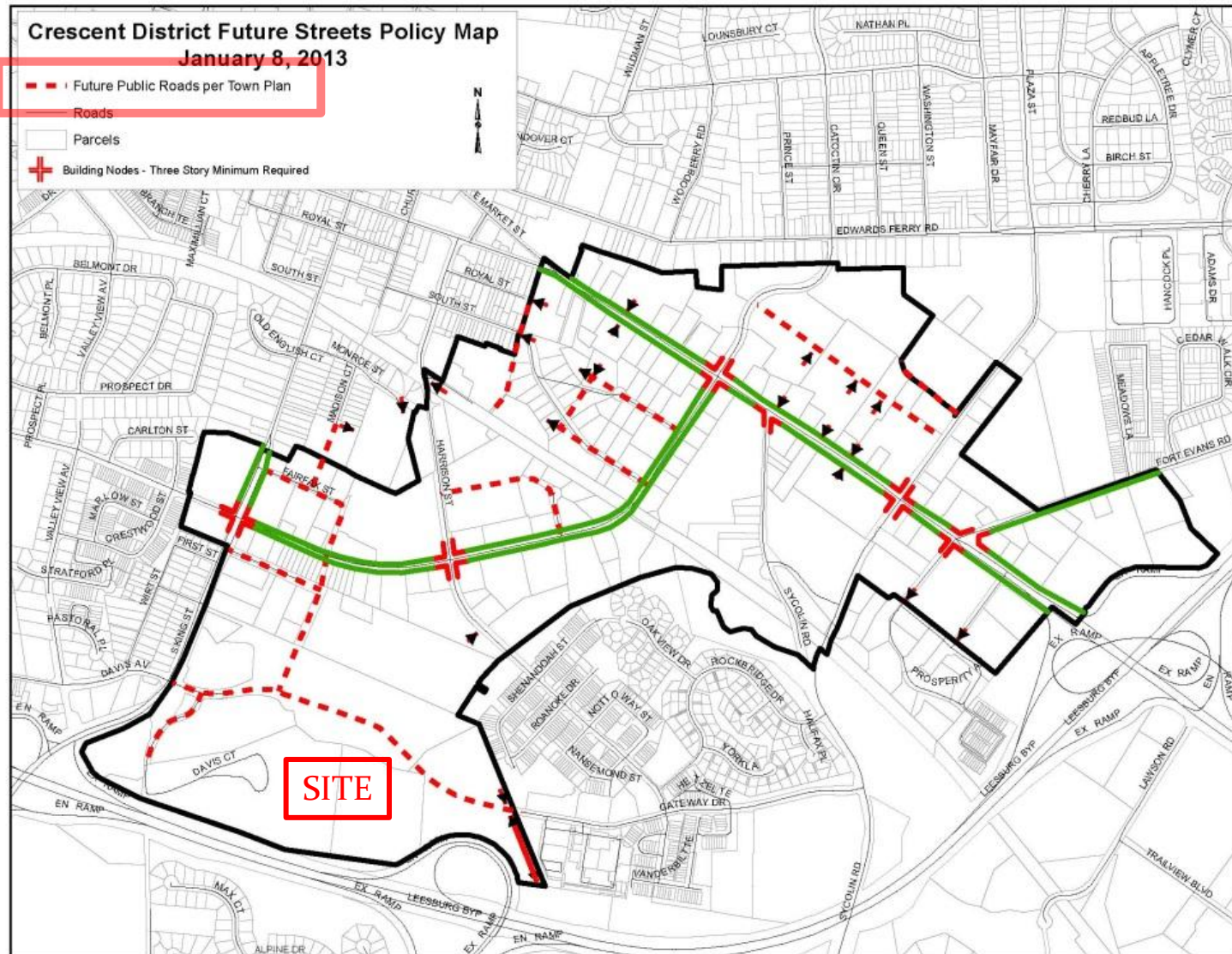


# Existing Policy Maps



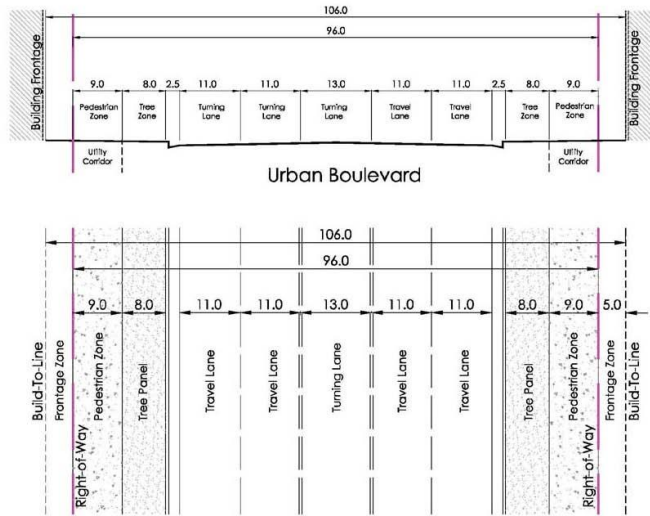


## SITE

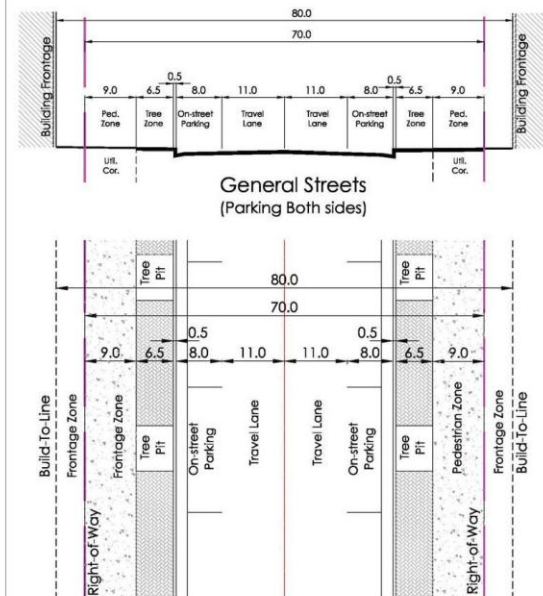


# Existing TLZO Requirements

## Urban Boulevards



## General Streets



### 7.10.11 Streetscape Requirements

- A. Streets.** Streets, including associated streetscape improvements, in the CD District shall be provided according to the following requirements.
- 1. Street Locations.** Street locations shall be guided by the locations shown on the Crescent District Future Streets Policy Map in the Town Plan.
  - 2. Street Types.** The street shall be in accordance with the applicable street cross sections shown in the accompanying drawings. Cross sections are typical midblock sections and may vary in width and lane configuration at intersections based upon Town engineering standards. The location of street improvements within the CD District shall be measured from the center line, as specified in Sec. 7.10.4.C.1 Required Build-to Line and Parking Setback. Cross sections are provided for the following streets:
    - a. Urban Boulevards.** This designation includes the extension of Davis Avenue, E. Market Street and Catoclin Circle. The cross section for E. Market Street within the CD District extends only from the southern curb line to the outside edge of the sidewalk. The location of the curb line and edge of sidewalk shall be measured from the center line, as specified in Sec. 7.10.4.C.1 Required Build-to Line and Parking Setback. See the illustration below. As an option, the Urban Boulevard may include a median in place of the turn lane subject to special conditions, including sufficient demonstration of adequate ingress and egress and compliance with Town and VDOT traffic engineering standards.



## **Staff Recommendation**

Staff recommends denial of the amendment to the Zoning Ordinance on the basis of the findings leading to the recommendation of denial of Town Plan Amendment TLTA-2014-0001 as presented in the June 4, 2015 Planning Commission Public Hearing Staff Report.

## Planning Commission Questions





**Traffic Volume Map**  
**24-Hour Volume**  
**September 2014**  
**Sycolin Road Overpass Open**

Map showing traffic volume data for various road segments. The map includes a scale bar (0 to 1,500 Feet) and a north arrow.

Location / Road Segment	24-Hour Volume
Top Right (Red Box)	16,907
Top Right (Yellow Box)	8,468
Top Right (Yellow Box)	4,071
Top Right (Yellow Box)	12,691
Top Right (Yellow Box)	19,102
Top Right (Yellow Box)	14,378
Top Right (Yellow Box)	18,899
Top Right (Yellow Box)	6,540
Top Right (Yellow Box)	5,204
Top Right (Yellow Box)	18,655
Top Right (Yellow Box)	15,580
Top Right (Yellow Box)	11,344
Top Right (Yellow Box)	3,145
Top Right (Yellow Box)	12,349

